

#474  
BILL NO. Z-91- 05-26

ZONING MAP ORDINANCE NO. Z- 11-91

AN ORDINANCE amending the City of  
Fort Wayne Zoning Map No. N-22 & N-26.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
FORT WAYNE, INDIANA:

SECTION 1. That the areas described as follows are  
hereby designated Section (1): RA (Suburban Residential);  
Section (2): B-4 (Roadside Business); Section (3): R-1  
(Single Family Residential); Section (4): B-3-B (General  
Business); Section (5): B-3-B (General Business) Districts  
under the terms of Chapter 33 of the Code of the City of  
Fort Wayne, Indiana of 1974:

Section (1): Starting at the southwest corner of Lot 23  
in Young's Place Addition, being the point of  
beginning; thence north along the west line of said lot  
to the centerline of Cumberland Avenue; thence west  
along said centerline to its intersection with the  
centerline of Northrop Street; thence Southeasterly  
along said centerline approximately 158.2 feet to its  
intersection with the extended south line of Lot 22 in  
Young's Place Addition; thence east along the south  
line of said lot to the point of beginning.

Section (2): Starting at the intersection of the  
centerlines of Northrop Street and Edgewood Avenue  
Extended, being the point of beginning; thence  
southeasterly along the centerline of Northrop Street  
to its intersection with the centerline of North  
Clinton Street; thence northerly along said centerline  
to its intersection with the centerline of Edgewood  
Avenue; thence southwesterly along said centerline to  
the point of beginning.

Section (3): Starting at the intersection of the  
centerline of Brudi Avenue with the extended east line  
of Block 2 in Riverview Park Extended Addition, being  
the point of beginning; thence south along the east  
line of said Block 2 to its intersection with the  
centerline of Livingston Avenue; thence east along said  
centerline 220 feet; thence north parallel to the east  
lot line of said Block 2 to the centerline of Brudi  
Avenue; thence west along said centerline to the point  
of beginning.

Section (4): Starting at the intersection of the  
centerlines of North Clinton Street and Dalgren Avenue  
Extended, being the point of beginning; thence north  
along the centerline of North Clinton Street to its  
intersection with the extended centerline of Allen



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Avenue; thence south along said centerline to the centerline of Cumberland Avenue; thence west along said centerline approximately 150 feet to the extended centerline of the first north/south alley west of Cumberland Avenue; thence south along the centerline of said north/south alley to the centerline of Glenn Avenue; thence east along said centerline to the extended east line of Lot 95 in Third Highland Park Addition; thence south along the east line of said Lot 95 to the centerline of Constance Avenue; thence west along said centerline to the extended west line of Lot 73 in Highland Park Addition; thence south along said lot line to the centerline of Brudi Avenue; thence east along said centerline to the extended east line of Block 2 in Riverview Park Extended Addition; thence south along the east line of said Block 2 to the centerline of Livingston Avenue; thence east along said centerline of Livingston Avenue to the extended east line of Block 4 in Riverview Park Extended Addition; thence south along the east line of said Block 4 to the centerline of vacated Riverview Drive; thence west along said vacated centerline to a point 195 feet west of the extended centerline of the first vacated north/south alley east of North Clinton Street; thence south parallel to the centerline of said vacated north/south alley to the centerline of the vacated first east/west alley north of Penn Avenue; thence east along the centerline of said vacated east/west alley to the extended west line of Lot 22 of Penn Place Addition; thence south along the west lines of Lots 22 and 23 in Penn Place Addition to the centerline of the first east/west alley south of Penn Avenue; thence west along said centerline to the extended west line of Lot 4 in John H. Vesey's Addition; thence south along the west line of said Lot 4 to the centerline of Dalgren Avenue; thence west along said centerline to the point of beginning.

Section (5): Starting at the eastern most corner of a parcel, said parcel being a part of Lot 3 in Eliza Hanna Sr.'s Subdivision and being more particularly described as recorded in the Office of the Recorder of Allen County, Indiana, (Key Number 86-055410), being the point of beginning; then southwesterly along the south line of said parcel 156.03 feet to a point on the centerline of Norfolk Avenue; thence southwesterly along said centerline to its intersection with the centerline of Northrop Street; thence southeasterly along said centerline to its intersection with the extended centerline of Edgewood Avenue; thence northeasterly along the centerlines of Edgewood Avenue and North Clinton Street to the intersection with the north line of Lot 3 in Eliza Hanna Sr.'s Subdivision; thence west along the north line of said Lot 3 to a point 423 feet east of the northwest corner of said Lot 3; thence south on a line which is at right angles with the north line of said Lot 3; 231 feet; thence east parallel to the north line of said Lot 3; 20.62 feet; thence southeasterly on a line at right angles to the west right of way line of U.S. Highway Number 27; 391 feet; thence west parallel to the north line of said Lot 3; 384.62 feet; thence southeasterly by a deflection angle left of 143 degrees, 02 minutes a distance of 181 feet; thence southwesterly, by an

SOUTH WOODRIDGE, U.S.A.  
25% COTTON FIBER




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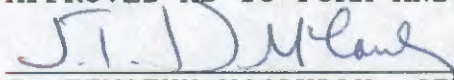
interior angle of 90 degrees, 28 minutes, a distance of 126.35 feet; thence northwesterly, by an interior angle of 89 degrees, 51 minutes, a distance of 55 feet; thence southwesterly to the point of beginning.

and the symbols of the City of Fort Wayne Zoning Map No. N-22 & N-26, as established by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM AND LEGALITY:

  
J. TIMOTHY MCCAULAY, CITY ATTORNEY

FOUR STAR BOND  
SOUTHWORTH CO. U.S.A.  
25% COTTON FIBER



Read the first time in full and on motion by Henry  
seconded by Quadd, and duly adopted, read the second time by  
title and referred to the Committee on Legislation (and the  
City Plan Commission for recommendation) and Public Hearing to be held aft.  
due legal notice, at the Common Council Conference Room 128, City-County  
Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day  
of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 5-28-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry  
seconded by Bradbury, and duly adopted, placed on its passage.  
PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>          </u>	<u>          </u>	<u>1</u>
<u>BRADBURY</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>BURNS</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>EDMONDS</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>GIAQUINTA</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>✓</u>
<u>HENRY</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>LONG</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>REDD</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>TALARICO</u>	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>

DATED: 6-25-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 2-11-91.  
on the 25th day of June, 1991

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 26th day of June, 1991.  
at the hour of 1:45 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 2nd day of July,  
1991, at the hour of 4:00 o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. \_\_\_\_\_

THIS IS TO BE FILED IN DUPLICATE

DATE FILED \_\_\_\_\_

INTENDED USE \_\_\_\_\_

I/We \_\_\_\_\_ City Plan Commission  
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an \_\_\_\_\_ District to a/an \_\_\_\_\_ District the property described as follows:

Section 1 - M1 to RA (SEE ATTACHED)

Section 2 - M1 to B4

Section 3 - M1 to R1

Section 4 - M1, B3B & R1 to B-3-B

Section 5 - M-1 to B-3-B

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

_____	_____	_____
_____	_____	_____
(Name)	(Address)	(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_ (OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$100.00)

Name and address of the preparer, attorney or agent.

_____	_____	_____
(Name)	(Address & Zip Code)	(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.



## Legal Description for I.J. Recycling Rezoning

### SECTION (1): FROM M1 to RA

Starting at the southwest corner of lot 23 in Youngs Place addition, being the point of beginning; then north along the west line of said lot to the centerline of Cumberland Avenue; then west along said centerline to its intersection with the centerline of Northrup Street; then southeasterly along said centerline approximately 158.2 feet to its intersection with the extended south line of lot 22 in Youngs Place addition; then east along the south line of said lot to the point of beginning.

### SECTION (2): FROM M1 to B4

Starting at the intersection of the centerlines of Northrup Street and Edgewood Avenue extended, being the point of beginning; then southeasterly along the centerline of Northrup Street to its intersection with the centerline of North Clinton Street; then northerly along said centerline to its intersection with the centerline of Edgewood Avenue; then southwesterly along said centerline to the point of beginning.

### SECTION (3): FROM M1 to R1

Starting at the intersection of the centerline of Brudi Avenue with the extended east line of Block 2 in Riverview Park Extended addition, being the point of beginning; then south along the east line of said Block 2 to its intersection with the centerline of Livingston Avenue; then east along said centerline 220 feet; then north parallel to the east lot line of said Block 2 to the centerline of Brudi Avenue; then west along said centerline to the point of beginning.

### SECTION (4): FROM M1, B3B, and R1 to B3B

Starting at the intersection of the centerlines of North Clinton Street and Dalgren Avenue extended, being the point of beginning; then north along the centerline of North Clinton Street to its intersection with the extended centerline of Allen Avenue; then south along said centerline to the centerline of Cumberland Avenue; then west along said centerline approximately 150 feet to the extended centerline of the first north/south alley west of Cumberland Avenue; then south along the centerline of said north/south alley to the centerline of Glenn Avenue; then east along said centerline to the extended east line of lot 95 in Third Highland Park addition; then south along the east line of said lot 95 to the centerline of Constance Avenue; then west along said centerline to the extended west line of lot 73 in Highland Park addition; then south along said lot line to the centerline of Brudi Avenue; then east along said centerline to the extended east line of Block 2 in Riverview Park Extended addition; then south along the east line of said Block 2 to the centerline of Livingston Avenue; then east along said centerline of Livingston Avenue to the extended east line of



Block 4 in Riverview Park Extended addition; then south along the east line of said Block 4 to the centerline of vacated Riverview Drive; then west along said vacated centerline to a point 195 feet west of the extended centerline of the first vacated north/south alley east of North Clinton Street; then south parallel to the centerline of said vacated north/south alley to the centerline of the vacated first east/west alley north of Penn Avenue; then east along the centerline of said vacated east/west alley to the extended west line of lot 22 of Penn Place addition; then south along the west lines of lots 22 and 23 in Penn Place addition to the centerline of the first east/west alley south of Penn Avenue; then west along said centerline to the extended west line of lot 4 in John H. Vesey's addition; then south along the west line of said lot 4 to the centerline of Dalgren Avenue; then west along said centerline to the point of beginning.

**SECTION (5): FROM M1 to B3B**

Starting at the eastern most corner of a parcel, said parcel being a part of Lot 3 in Eliza Hanna Sr.'s Subdivision and being more particularly described as recorded in the Office of the Recorder of Allen County, Indiana, key number 86-055410, being the point of beginning; then southwesterly along the south line of said parcel 156.03 feet to a point on the centerline of Norfolk Avenue; then southwesterly along said centerline to its intersection with the centerline of Northrup Street; then southeasterly along said centerline to its intersection with the extended centerline of Edgewood Avenue; then northeasterly along the centerlines of Edgewood Avenue and North Clinton Street to the intersection with the north line of Lot 3 in Eliza Hanna Sr.'s Subdivision; then west along the north line of said Lot 3 to a point 423 feet east of the northwest corner of said Lot 3; then south on a line which is at right angles with the north line of said Lot 3 231 feet; then east parallel to the north line of said Lot 3 20.62 feet; then southeasterly on a line at right angles to the west right of way line of U.S. Highway Number 27 391 feet; then west parallel to the north line of said Lot 3 384.62 feet; then southeasterly by a deflection angle left of 143 degrees, 02 minutes a distance of 181 feet; then southwesterly, by an interior angle of 90 degrees, 28 minutes, a distance of 126.35 feet; then northwesterly, by an interior angle of 89 degree, 51 minutes, a distance of 55 feet; then southwesterly to the point of beginning.



## RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on May 28, 1991 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-91-05-26; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on May 20, 1991.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held June 3, 1991.

Certified and signed this  
6th day of June, 1991.



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Robert Hutner  
Secretary



#474

ORIGINAL

ORIGINAL

**DIGEST SHEET**

**TITLE OF ORDINANCE** Zoning Map Amendment

**DEPARTMENT REQUESTING ORDINANCE** Land Use Management - C&ED

**SYNOPSIS OF ORDINANCE** Lots 20, 21, & 22 in Young's Place Addition, and an area generally bounded by the junction of Clinton Street and Coldwater Road on the north, and Northrop Drive between Norfolk Street and Dalgren Avenue on the south, including both sides of Clinton Street and Edgewater Avenue.

2-91-05-26

**EFFECT OF PASSAGE** SECTION 1: M1 - Light Industrial to RA - Suburban Residential.  
SECTION 2: M1 - Light Industrial to B4 - Roadside Business  
SECTION 3: M1 - Light Industrial to R1 - Single Family Residential.

SECTION 4: M1 - Light Industrial, B3B - General Business & R1 - Single Family Residential to B3B - General Business District.

SECTION 5: M1 - Light Industrial to B3B - General Business District.

**EFFECT OF NON-PASSAGE** Properties will remain M1 - Light Industrial, B3B - General Business District & R1 - Single Family Residential.

**MONEY INVOLVED (Direct Costs, Expenditures, Savings)** \_\_\_\_\_

**(ASSIGN TO COMMITTEE (J.N.))** \_\_\_\_\_



**FACT SHEET**

Z-91-05-26

BILL NUMBER

**Division of Community  
Development & Planning****BRIEF TITLE****APPROVAL DEADLINE****REASON**

Zoning Map Amendment

From M1,B3B,R1 to RA,B4,R1,B3B

**DETAILS****Specific Location and/or Address**

See Attached Location Map

**Reason for Project**

To prevent inappropriate uses from harming existing commercial investment and to match the zoning to existing development patterns.

**Discussion (Including relationship to other Council actions)**

20 May 1991 - Public Hearing

See Attached Minutes of Meeting

3 June 1991 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation.

Of the eight (8) members present seven (7) voted in favor of the motion, one (1) did not vote.

Motion carried.

**POSITIONS****RECOMMENDATIONS****Sponsor**

City Plan Commission

**Area Affected**

City Wide

Other Areas

**Applicants/  
Proponents**

**Applicant(s)**  
Community & Economic  
Development  
City Department

Other

**Opponents****Groups or Individuals**

See attached minutes for list.

**Basis of Opposition**

- rezoning would devalue property values

**Staff  
Recommendation**☒ For☐ Against

Reason Against

**Board or  
Commission  
Recommendation**

By

☒ For☐ Against☐ No Action Taken

☐ For with revisions to conditions  
(See Details column for conditions)

**CITY COUNCIL  
ACTIONS  
(For Council  
use only)**☐ Pass☐ Other☐ Pass (as  
amended)☐ Hold☐ Council Sub.☐ Do not pass



# DETAILS

## POLICY/PROGRAM IMPACT

Policy or  
Program  
Change

☐

No

☐

Yes

Operational  
Impact  
Assessment

(This space for further discussion)

Project Start

Date 25 April 1991

Projected Completion or Occupancy

Date 6 June 1991

Fact Sheet Prepared by

Date 6 June 1991

Patricia Biancaniello

Reviewed by

Date June 11, 1991

*Larry Magliozi*

Reference or Case Number



- b. Change of Zone #474  
From M1, B3B & R1 to RA, B4, R1 & B3B  
Lots 20, 21 & 22 in Young's Place Addition,  
and an area generally bounded by the junction of  
Clinton Street and Coldwater Road on the north, and  
Northrop Drive between Norfolk Street and Dalgren  
Avenue on the south, including both sides of Clinton  
Street and Edgewater Avenue.

Scott Cassingham, Planner II with Community & Economic Development appeared before the Commission. Mr. Cassingham stated that they have been working on this since the first of the year. He stated looking at the area, specifically the I & J Recycling property, but also at the area around it for potential conflicts of zoning and actual uses. He stated that the concern is that this area, which is zoned almost entirely for light industrial, would allow for uses that would be incompatible with the existing development. He stated that their study showed that to be true. He stated that they did a field inspection of the area and found a clear line of demarcation between industrial uses and commercial uses as they have been developed. He stated that the main concern of the staff is that the property zoned M-1 would permit uses that would present a threat to not only the commercial investments in the area but also the surrounding residential areas. He stated that they are simply trying to bring the zoning in line with the actual use. He stated that they had a meeting with the property owners in the area regarding the proposal. He stated that most of them present were concerned about the reclassification. He stated the staff feels that as this area is presently developed there is clearly a conflict between the use and the zoning. Mr. Cassingham stated that the reclassification of this area will create only three legal non-conforming uses all of the rest of the uses will become consistent with their use. He stated that the bulk of the proposed rezoning would be from M-1 to B-3-B and B-4.

John Shoaff questioned if any of the uses allowed in the proposed zoning reclassification would create a visual or traffic problem.

Mr. Cassingham stated it would probably depend upon how the facility was designed and developed.

Chuck Layton questioned which businesses would become legal non-conforming by rezoning.

Mr. Cassingham stated Arrow Fence, a restaurant and two car dealers.

Mr. Layton questioned how legal non-conforming status would affect these properties.

Mr. Cassingham stated that generally speaking it would cause no change. He stated that with the exception of Arrow Fence which requires an M-1 zoning because they do some fabrication on the



premises. He stated that they would be allowed to continue their operation as it is now being used, they would simply go under a legal non-conforming status.

Mark Gensic questioned who owned I&J Recycling.

Mr. Cassingham stated that to his knowledge it was a partnership called I-Jones Partnership. He stated that they have apparently not paid their taxes and the County could take title of the property. He stated however that the County has not taken title to the property.

The following people appeared in opposition to the proposed rezoning:

Richard Bidlack, 5508 Wapiti Dr  
Nakos Christos, 3126 & 3518 No Clinton St  
Merl Griffith, 3720 No Clinton St  
Gerald Hetrick, 3126 No Clinton St  
Larry Paris, 3325 No Clinton St  
Joseph Zurzolo, 4830 Schumcker Rd

- property has been purchased because of the M-1 zoning classification
- felt rezoning to a lower classification would devalue the property
- property is more valuable as zoned M-1 - property would be prohibited from being used as manufacturing
- felt the city was being unfair to the property owners by rezoning without their consent

In rebuttal, Scott Cassingham stated that the city is sympathetic to the concerns of the property owners with regard to limiting the use of the property by reclassifying it to a lesser zoning or to diminishing the value of the property by rezoning. He stated however that the city is also concerned about the neighbors to these properties. He stated that the properties adjacent to this commercial area must also be protected. He stated that the reclassification still allows for a multitude of uses. He stated that the M-1 district is basically for manufacturing uses and that type of use in this area is not compatible.

Mel Smith questioned what the city expected to "gain" from this reclassification.

Mr. Cassingham stated that the city doesn't really expect to "gain" anything. He stated that the reclassification would make the zoning more consistent with the uses and the area and be more compatible with the surrounding areas. He stated it also protects the area from any use that would be considered incompatible with the existing uses.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.



BILL NO. Z-91-05-26

REPORT OF THE COMMITTEE ON REGULATIONS

THOMAS C. HENRY, CHAIRMAN  
DAVID C. LONG, VICE CHAIRMAN  
EDMONDS, SCHMIDT, BRADBURY

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (ORDINANCE) <sup>XXXXXXXXXX</sup> (RESOLUTION) amending the City of  
Fort Wayne Zoning Map No. N-22 & N-26

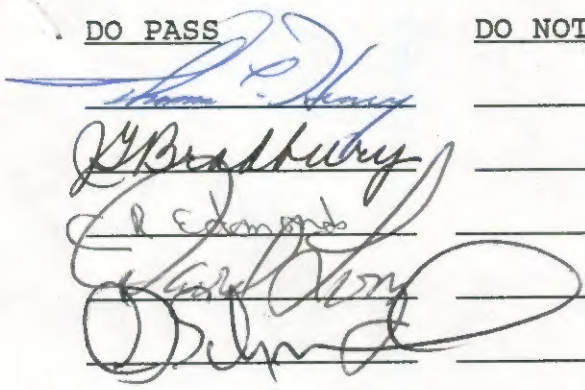
HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (~~RESOLUTION~~)XX

DO PASS

DO NOT PASS

ABSTAIN

NO REC



DATED: 6-25-91

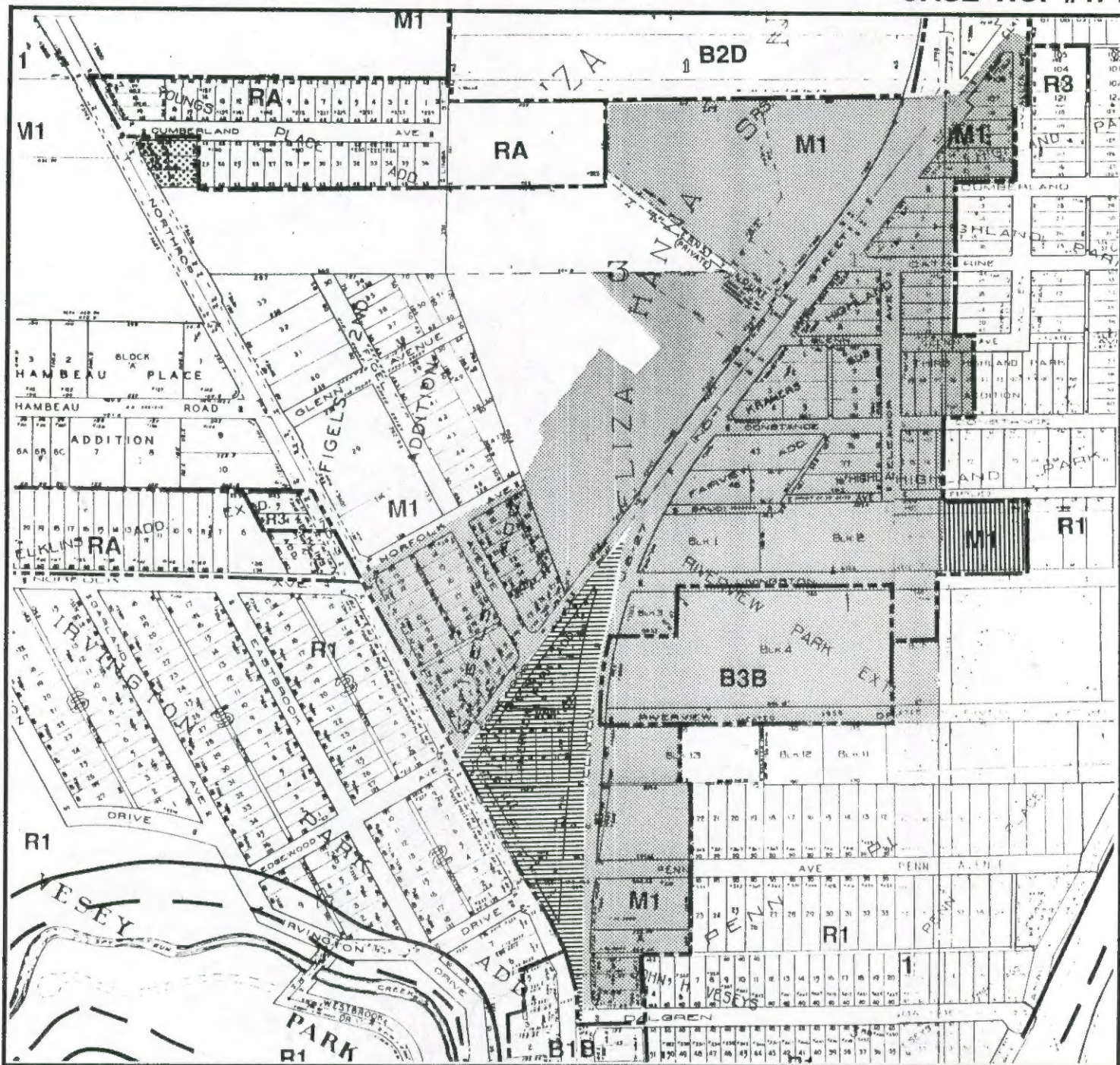
Sandra E. Kennedy  
City Clerk



# REZONING PETITION

## AREA MAP

**CASE NO. #474**



**COUNCILMANIC DISTRICT NO. 3**

**REZONING from M1; B3B; R1**

Map No.: M-22

LW 5-3-91

 **to B3B**

to R1

**to B4**

☐ **to RA**

<b>R1</b>	One-Family	<b>B1</b>	Limited Business	<b>M1</b>	Light Industrial
<b>R2</b>	Two-Family	<b>B2</b>	Planned Shopping Center	<b>M2</b>	General Industrial
<b>R3</b>	Multi-Family	<b>B3</b>	General Business	<b>M3</b>	Heavy Industrial
<b>RA/RB</b>	Residential	<b>B4</b>	Roadside Business	<b>MHP</b>	Mobile Home Park
<b>PUD</b>	Planned Unit Dev.	<b>POD</b>	Professional Office District		